



AGENDA FOR CODE ENFORCEMENT FINE REDUCTION COMMITTEE

DATE/TIME: July 7, 2026 11:30 am

LOCATION: Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, Florida 33063

Hearing No. 2026-0707

The City of Coconut Creek Code Enforcement Fine Reduction Committee will be conducting a meeting on Tuesday, July 7, 2026, beginning at 11:30 a.m. at the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063.

In addition, the backup for this meeting can be accessed by using the following steps:

- In your internet browser, go to www.coconutcreek.gov;
- Go to "View Meetings, Agenda & Minutes;"
- Next select, "View Agenda, Meeting Notices and Minutes;"
- Next select "Yes, continue;"
- Next select "Code Enforcement Fine Reduction Committee" from the drop down menu, find the July 7, 2026 Meeting;
- Next select "Agenda" to view the backup.

The public may appear in person and speak at the meeting. Prior to the meeting date, if any member of the public requires additional information on how the meeting will be conducted or how to participate in the meeting, please contact:

Code Compliance Division
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-956-1476
rheraman@coconutcreek.gov

NOTE: In accordance with Section 286.0105, Fla. Stat., if a person decides to appeal any final decision made by any of the boards with respect to any matter considered at a meeting or hearing, he/she will need a record of the proceedings and for such purpose may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by Florida Law. Anyone desiring a verbatim transcript shall have the responsibility at his/her own expense to arrange for the recording and transcript.)

July 7, 2026
Code Enforcement Fine Reduction Meeting
Page 2

1. Call to Order
2. Roll Call
3. Board Script
4. Acceptance of Minutes: Hearing No. 2026-0505 for May 5, 2026.
5. Swear In (Board Clerk)
6. Explanation of Proceedings
7. Cases

Citation No.	Property Owner/Violator (or New Owner) Mailing Address Address Violation Violation Citation	Date
C23120008	Yalla Market Inc / Coconut Creek CP LLC 16950 Jog Road #104 Delray Beach, FL 33446 Violation Address: 6710 N State Road 7 Chapter 18, Section 29 Business Tax Receipt for Beiruty Restaurant	12/05/23
	FINE \$250	ADMIN. FEE \$25
C23120009	Yalla Market Inc / Coconut Creek CP LLC 16950 Jog Road #104 Delray Beach, FL 33446 Violation Address: 6710 N State Road 7 Chapter 13, Section 38-a Failure to obtain/complete permit process: Commercial Alterations For Beiruty Restaurant	12/05/23
	FINE \$30,300	ADMIN. FEE \$25

8. ADJOURNMENT

In accordance with the Americans with Disabilities Act, as amended, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to the meeting. **Please note that two (2) or more City Commissioners may be in attendance.**

Posted: 06/30/2026

SENIOR CODE COMPLIANCE OFFICER
LUIS MONTANO-GARCIA
CODE FINE REDUCTION CASES

Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

12/05/2023 – Code compliance I received a referral from Fire Marshal, Ryan Banyas for failure to obtain Business Tax Receipt due to a change of use for Beirut restaurant. The inspection revealed that commercial alterations were made, and a building permit was required. Written warnings were issued.

0009- 13-38-a Failure to obtain permit for commercial alterations

0008 - 18-29 Failure to obtain BTR for Beirut restaurant

On December 27, 2023; January 15, 2024; and February 1, 2024 extension were granted.

03/11/2024 -summons were issued for both cases, for March 2024 Special Magistrate hearing.

*Service was obtained by signed summons and certified mail receipt for owner and registered agent.

03/27/2024 – The Special Magistrate entered a **Final Order to remedy the violations by 04/25/2024** or face a \$25 administration fee plus \$50 per day until the violation is in compliance, for the failure to complete permit process case. And a \$25 administration fee plus a one time \$250 fine, for the BTR case. The cases were set for status conference on 04/24/24.

Respondent was present at the hearing.

**The Final Orders were sent by Certified Mail and signed green cards were received.*

04/24/2024 – The Special Magistrate entered an **Order extending the time to comply by 06/27/2024**. The cases were set for status conference on 06/26/24.

The Orders were sent by Certified Mail and signed green cards were received.

06/26/2024- The Special Magistrate entered an **Order extending the time to comply by 08/15/2024**.

Orders were sent by Certified Mail and signed green cards were received.

08/19/2024 – Affidavit of Non-Compliance's were issued.

07/30/2024 – Massey Letters were sent certified *and signed green card were received*

05/05/2026 – Affidavit of Compliance was entered into the case file with compliance date of 04/14/2026 for case ending in 0009.

04/20/26-BTR for Beirut restaurant was obtained.

Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

06/15/2026 – Ms. Amanada Atallah submitted a request for this code fine reduction meeting, which was confirmed on 06/23/2026.

CODE FINE SUMMARY: C23120008: A one-time fine of \$250.00 plus \$25.00 administration fee, was imposed.

CODE FINE SUMMARY: C23120009 Fine started on August 16, 2024, and accrued until April 14, 2026. Total days accrued are 606 days at \$50 per day, plus a one-time \$25 administration fee, for a total amount of \$30,600.00.

STAFF TOTAL = 21_HOURS for both cases

Case #	Vio Code	Sum	Hearing	Ext. Hearing	Ext. Hearing	DTC	Complied	Staff Hours
C23120008	18-29	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/20/26	21
C23120009	13-38-a	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/14/26	21.


COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request for meeting
2. Acceptance for meeting
3. BCPA detail and warranty deed
4. Final Orders and Extensions
5. Affidavits of Non-Compliance
6. Massey Letters
7. Affidavit of Compliance for case ending in 0009.



FW: Code fine reduction request

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 6/16/2026 11:41 AM
To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

 1 attachment (903 KB)
3154.jpg;

From: Amanda A <Amanda.atallah@hotmail.com>
Sent: Tuesday, June 16, 2026 11:34 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Code fine reduction request

Hello Justin & Reshma, I hope this finds you both well.

We are seeking a code fine reduction. Please advise on next steps and find the requested information below.

Address : 6710. N state road 7 (see attached)

Recap explaining the whole situation from start:

I am Amanda Atallah, daughter of the owner of Yalla Market. We've been experiencing issues, and I took sometime off my work because my dad health condition doesn't permit to solve this at this time.

We've been operating our business (yalla market 6718 N. State road 7, coconut creek, fl, 33073) in coconut creek since 2017 almost 10 years now, and never had such violations.

We always consult the city and get city support prior to doing anything.

The whole reason we are in this situation is because of the initial interactions and guidance from the city of coconut creek. Here is the context.

When we decided to make changes to our Coconut Creek location, we consulted the city and were told by the City that based on what we are looking to do, we're cleared to proceed since the changes to the space did not warrant building permits. (We have call logs and email records documenting these communications). Based on that direction, we moved forward and opened accordingly.

Shortly after completing the Coconut Creek changes, we moved on to opening a new, much bigger project and location in Dania Beach. We did the permit and plans process with the city of Dania beach the proper way and according to city guidelines and directions, as we usually operate. We worked closely with their staff for direction and compliance. In fact, the city guided us very well, and we were grateful for the support. The mechanical reviewer Brian Canfield was even helping us at the time in Dania beach on the project/location referred to.

Brian recently relocated to the city of coconut creek, so perhaps he can attest to the unfortunate timing and situation we were in.

The timing issue and situation that led to this happened because, almost a year later in Coconut Creek, we were informed that additional action was required. By that time, we were already financially and operationally committed to construction in Dania Beach. We did not have the financial capacity nor the time to manage both projects simultaneously. On top of being limited in resources once we started the process which was (requested late) from Coconut Creek, more and more things needed came up.

The delays that followed were not due to inaction. They were caused by:

- Contractor and subcontractor issues
- Delays in receiving drawings and completed work
- An architect who stopped responding
- A contractor who changed his terms
- Termination of the original contractor, which ended up requiring legal involvement
- Hiring a replacement contractor
- Financial strain from the new Dania Beach buildout and permit costs

- Time constraints due to new Dania Beach location

- More importantly, my father suddenly went through some medical issues which became ongoing family health challenges requiring significant time and attention

I can provide documentation to prove every statement above, demonstrating consistent communication with the general contractor, subcontractors, architects, and city representatives, medical documents, bills, as well as proof of our efforts to move the project forward, etc...

During the extensions granted by the City, we actively worked toward resolution (as best as we can considering our other ongoing project and constraints).

It has been a few years of financial hardship, contractor complications, and serious family health challenges while operating two locations. We are a small family-owned business with limited resources; we do not have corporation resources with dedicated compliance staff.

Our family has been under severe stress throughout this process. In addition to the financial strain, my father, who is responsible for all these began experiencing heart issues. The stress related to managing these pressures has significantly impacted his health. We are navigating recurring medical concerns, and I am deeply concerned about adding further financial hardship and stress to our family during this fragile time.


We are sincerely hoping for help in the code compliance reduction department as we can not afford much more at this time.

Thank you for your time and help.

Amanda & Family

FW: Email correspondences with timeline

From Capone, Briana <BCapone@coconutcreek.net>
Date Tue 6/23/2026 2:03 PM
To Proffitt, Justin <JProffitt@coconutcreek.net>
Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 5 attachments (10 MB)
6110.jpg; 6108.jpg; 6119.jpg; 6120.jpg; 6114.jpg;

Hi Justin,

Please see the additional documentation provided. Are we ok with placing this on our agenda for July 7?

Thank you,

Briana K. Capone
Code Compliance Supervisor
Resilient Design & Development
Ext. 1458

From: Amanda A <amandataallah1@gmail.com>
Sent: Tuesday, June 23, 2026 1:35 PM
To: Capone, Briana <BCapone@coconutcreek.net>
Subject: Email correspondences with timeline

This message needs your attention

- i**
- This is a personal email address.

[Mark Safe](#) - [Report](#)

Powered by Mimecast

Hello, please find a the timeline of email correspondence with the city (attached) and an **important summary below** explaining our situation.

Timeline of Email Correspondence

Prior to January 11th 2023

It is important to note that this timeline reflects only email correspondence and does not include the numerous phone conversations prior to this date seeking guidance on the required to get started.

January 11, 2023

We sent an email seeking clarification regarding the requirements for the changes. In that email, we asked whether any additional information or documentation was required from us.

January 16, 2023

We provided requested documents, and once again asked whether there were any further steps we needed to take.

January 16, 2023

We received confirmation that the documents were received, and no further action was required on our part.

December 2023

Nearly one year later, the City requested an Occupational License Inspection and advised that a Business Tax Receipt review was required due to a change of use.

At that time, we already had 4 active permit processes underway with the City of Dania Beach (starting around July 2023), copies of which are attached. Those projects were already requiring substantial time, effort, and financial resources, leaving us without the capacity to address new requirements that had not previously been communicated.

Summary

In short, **had these requirements been communicated to us at the outset**, we would have completed them as part of our original process in Coconut Creek.

The reason we find ourselves in violation today is not because we ignored instructions, but because the requirements now being cited were not requested when we initially sought guidance. Had these requirements been communicated to us at the outset, we would have addressed them in the normal course of business, budgeted accordingly, and completed them alongside our other obligations. Instead, we were placed in an after the fact position where compliance became significantly more difficult, costly, and disruptive. We would have invested the necessary time, resources, and funds **when they were available to us** and would have ensured full compliance from the beginning (which is what we were proactively seeking upon the start).

Furthermore, our history **of operating in Coconut Creek demonstrates a consistent commitment to compliance**, as we had no comparable violations during the (almost 10 years) time we conducted business there.

Beyond the financial burden, this situation has had a significant personal impact on our family. The unexpected requirements, communicated nearly a year after we were advised that no further action was necessary, created substantial stress while we were already managing 4 active permit projects with the City of Dania Beach.

The resulting uncertainty, financial exposure, and threat of substantial code enforcement fines have placed our family under considerable strain. We can provide documentation demonstrating that the

circumstances surrounding this matter contributed to serious health and medical issues experienced during this period.

We respectfully submit that the violations at issue were not the result of disregard for the City's requirements.

To the contrary, the record demonstrates that we repeatedly sought clarification, provided requested documentation, and specifically asked whether any further action was required. We relied in good faith on the information provided to us.

The severe financial consequences now being imposed stem from requirements that were not communicated when we initially sought guidance and confirmation from the City.

For these reasons, we respectfully request that the City take into account our good faith efforts to comply, the City's prior representations, the avoidable nature of the current violation, and the substantial personal, medical, and financial hardship that has resulted from this situation.

Thank you kindly for your help and understanding.

Amanda Atallah (daughter of the owner Naji Atallah)

addresses contained therein, may be subject to public disclosure.

Banyas, Ryan <RBanyas@coconutcreek.net>

Thu, Dec 14, 2023 at 4:35 PM

To: Naji Atallah <najiatallah62@gmail.com>, "Montano Garcia, Luis" <LMontanoGarcia@coconutcreek.net>

Cc: Business Tax Receipts <btr@coconutcreek.net>, "Flanagan, Sean" <SFlanagan@coconutcreek.net>

Good Afternoon Amanda,

I apologize for any miscommunication in reference to the below email stating that "no further action is required". Since your business is now occupying unit 6710 there needs be an Occupation License Inspection for that space. Additionally, a building permit is required for review due to the "change of use" and potential new occupancy classification.

The permit should include the new floor plan with square footage, exits, occupant load, and occupancy classification. Any demolition, work performed to combine the suites, or additions shall be clearly stated on the plans.

Please contact me and/or the building department (954-973-6750) with any further questions

Steps

Thank you,

Ryan Banyas, MPA, CFPS

Fire Marshal



4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1563

954-420-5855 fax

www.coconutcreek.net

From: Naji Atallah <najiatallah62@gmail.com>

Sent: Tuesday, December 12, 2023 3:43 PM

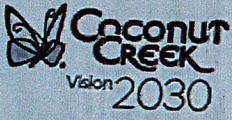
To: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Banyas, Ryan <RBanyas@coconutcreek.net>

Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

entity. Even on our sign outside the name of the restaurant is **Beiruty by yalla**, not beiruty. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm ?

Kind regards

Yalla team



INNOVATIVE INCLUSIVE PROGRESSIVE
with a small-town personal touch

Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Naji Atallah <najiatallah62@gmail.com>
To: btr@coconutcreek.net, LMontanoGarcia@coconutcreek.net

Thu, Jan 19, 2023 at 2:59 PM

Hello,
Hope this finds you well!

Please let us know if the below is enough documentation, if we need to provide other documents and take any other steps.

Thank you kindly!
Yalla team

From: OnlineWebFic@dos.state.fl.us
Sent: Thursday, January 19, 2023, 6:21 AM
To: Accounting Specialty Group <info@asgtax.com>
Subject: Fictitious Name Registration - G23000008246; 600400843986

Subject: BEIRUTY

REGISTRATION NUMBER: G23000008246

This will acknowledge the filing of the above fictitious name registration which was registered on January 18, 2023. This registration gives no rights to ownership of the name.

Each fictitious name registration must be renewed every five years between January 1 and December 31 of the expiration year to maintain registration. Three months prior to the expiration date a statement of renewal will be mailed.

If the mailing address of this business changes, please notify this office in writing, or through the link provided on our website https://urldefense.proofpoint.com/v2/url?u=http-3A__www.sunbiz.org&d=DwICAQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=snYydpc4rJ7lQnVSBeg2bA&m=DsSD4wCiZ-hBzd8plsffx26W8AYIzJu-PGuv9CyMBw&s=KF6Gp0GSdeZaz8jjVnVDOFDMLpRXDP-1YB6PDhle6VU&e=<https://urldefense.proofpoint.com/v2/url?u=http-3A__www.sunbiz.org_d=DwICAQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=snYydpc4rJ7lQnVSBeg2bA&m=SSD4wCiZ-hBzd8plsffx26W8AYIzJu-PGuv9CyMBw&s=dFgWP2ZuxQ0-ldBuBXIV7Q-ZWwfwSAXeM-

Permit Summary

Permit Type 1COM-MECHANICAL
 Permit # 2023-00001203
 Application # 2023-00001203
 Status Pending Payment as of 03/12/2024
 Issued To Contractor

Location

Primary Owner AI COMMERCIAL GROUP LLC
 Address 1104 S FEDERAL HWY Dania Beach FL, 33004
 Parcel 514203106370
 Location Description
 Lot Number
 Subdivision

Payment Summary

Total Charges \$2,729.83
 Amount Collected \$250.00
 Total Due \$2,479.83
 Paid 07/10/2023

Permit Details

Description COMMERCIAL HOOD INSTALLATION

Email PANA0801@YAHOO.COM
 Phone Number (305) 883-9033
 EXT.
 Current Property Value \$526,750.00
 Est. Improvement Value \$53,500.00
 Improvement Sq. Ft. 0.01
 Printed
 Master Permit
 Comments MASTER PERMIT # 22-1274 FIRE SUPPRESSION # 23-1742

Inspections

3/27/24, 12:02 AM


Gmail - 6710 n state road 7 coconut creek case #c22120006

954-973-6752

954-956-1424 Fax

www.coconutcreek.net



 Please consider the environment before printing this email. Thank you.

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Yalla Market <yallamarketinc@gmail.com>
Sent: Wednesday, January 11, 2023 12:23 PM
To: Business Tax Receipts <btr@coconutcreek.net>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

Hello, To whom this may concern.

The purpose of this email is to clarify the current situation between Beiruty restaurant by yalla & the code compliance division. We would like to better understand what it is the division is requesting from us.

Prior to our opening we spoke with an official from the division which assured us no additional permits are required seeing how we currently have a license of occupation for 53 people and with our expansion we do not exceed said limitation. We simply made it more comfortable for our customers by taking more space.

All we did for the location was simply add tables and do light decoration. However, Beiruty by yalla is a DBA of yalla market. We operate under the same tax id and use the same cash register since we are a dba, it is not a separate entity. Even on our sign outside the name of the restaurant is **Beiruty by yalla**, not beiruty. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm ?

Kind regards

Yalla team

3/27/24, 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

Tue, Dec 12, 2023 at 3:42 PM

Naji Atallah <najiatallah62@gmail.com>

To: LMontanoGarcia@coconutcreek.net, rbanyas@coconutcreek.net

----- Forwarded message -----

From: **Business Tax Receipts** <btr@coconutcreek.net>

Date: Thu, Jan 19, 2023 at 4:16 PM

Subject: RE: 6710 n state road 7 coconut creek case #c22120006

To: Naji Atallah <najiatallah62@gmail.com>

Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Good afternoon,

Thank you for the updated information. No further action is required.

City of Coconut Creek

BUSINESS TAX RECEIPT

4800 W. Copans Rd

Coconut Creek, FL 33063

954-973-6752

954-956-1424 Fax

www.coconutcreek.net



Please consider the environment before printing this email. Thank you.

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Naji Atallah <najiatallah62@gmail.com>

Sent: Thursday, January 19, 2023 3:00 PM

To: Business Tax Receipts <btr@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Subject: Re: 6710 n state road 7 coconut creek case #c22120006

Hello,

Code Fine Reduction Confirmation for 07/07/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 6/23/2026 5:34 PM

To Amanda.atallah@hotmail.com <Amanda.atallah@hotmail.com>; amandatallah1@gmail.com <amandatallah1@gmail.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Good Morning,

This email serves as confirmation of the Code Fine Reduction Hearing. Please reply all to this email and confirm that you will be present. If you do not reply your case will not be heard.

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



Please consider the environment before printing this email. Thank you

Re: Code Fine Reduction Confirmation for 07/07/2026

From Amanda A <amandatallah1@gmail.com>

Date Tue 6/23/2026 5:55 PM

To Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Amanda A <Amanda.atallah@hotmail.com>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

This message needs your attention

- This is a personal email address.
- You've never replied to this person.

Mark Safe Report

Powered by Mimecast

Hello, confirmed thank you so much

On Tue, Jun 23, 2026, 5:34 PM Heraman, Reshma <RHeraman@coconutcreek.net> wrote:

Good Morning,

This email serves as confirmation of the Code Fine Reduction Hearing. Please reply all to this email and confirm that you will be present. If you do not reply your case will not be heard.

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 11-03 Retail - 5,000 sq. ft. to 20,000 sq. ft.	Deputy Appraiser: Alec Rosales
Property ID: 484206030010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): COCONUT CREEK CP LLC	Adj. Bldg. S.F.: 13806	Email: commercialtrim@bcpa.net
Mailing Address: 16950 JOG RD. #104 DELRAY BEACH, FL 33446	Bldg Under Air S.F.:	Zoning : B-2 - CONVENIENCE SHOPPING
Property Address: 6706 - 6750 N STATE ROAD 7 COCONUT CREEK, 33073	Effective Year: 1989	Abbr. Legal Des.: EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211
	Year Built: 1988	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,687,660	\$2,824,190	0	\$4,511,850	\$4,511,850	
2025	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,140,000	\$102,796.76
2024	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,011,490	\$99,812.89

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Portability	0	0	0	0
Assessed / SOH	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/31/2018	Warranty Deed Qualified Sale	\$3,500,000	114869033
10/29/1998	Warranty Deed	\$1,365,000	28974 / 566
02/15/1996	Warranty Deed	\$471,000	24496 / 784
10/01/1991	Quit Claim Deed	\$100	18847 / 847

LAND CALCULATIONS

Unit	Price	Units	Type
	\$20.00	84,383	Square Foot
		SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Prepared by:
Richard G. Coker, Jr., Esq.
Coker & Feiner
1404 S. Andrews Avenue
Ft. Lauderdale, FL 33316

Property Appraisers Parcel ID
(Folio) No: 4842 06 03 0010

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 21st day of Jan, 2018, by S & K HOLDINGS, INC., a Florida Corporation, party of the first part, and COCONUT CREEK CP, LLC, a Florida Limited Liability Company, whose post office address is: 498 West Hillsboro Boulevard, Deerfield Beach, FL 33441, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land to wit:

Parcel "A", of "El-Rancho-Seven-Plat", a subdivision according to the Plat thereof, as recorded in Plat Book 101, Page 25, of the Public Records of Broward County, Florida, less the South 211 feet, as measured along the East line of said Parcel "A"; and less the East 25 feet of the North 25 feet thereof, together with right, title and interest under that certain Cross Easement Agreement for Traffic Flow dated July 2, 1985, recorded in Official Records Book 13491, Page 148, amended by that certain Corrective Cross Easement Agreement by and between S & K Holdings, Inc., a Florida corporation, and CREC Coconut Creek Partnership, Ltd., a Florida limited partnership, recorded in Official Records Book 47000, Page 1095, of the Public Records of Broward County, Florida.

and the said party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT TO:

- 1) Zoning and/or restrictions and prohibitions imposed by governmental authority;

- 2) Restrictions, Easements, Covenants and other matters appearing on the plat, common to the subdivision and/or recorded in the Public Records, none of which are hereby reimposed; and
- 3) Taxes for the year 2018 and subsequent years, not yet due and payable;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of the land in fee simple, that the party of the first part has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

(SIGNATURES CONTINUED ON NEXT PAGE)

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C23-12 -0008**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO OBTAIN REQUIRED BUSINESS TAX RECEIPT
/ CITY CODE SEC. 18-29*

An administrative hearing was held before the undersigned Special Magistrate on March 27, 2024. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 6706-6750 N State Road 7 and more particularly described as follows:

Property Id: 4842 06 03 0010

EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is operating a restaurant business in the City without having the required business tax receipt, entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 18-29 AND THE RESPONDENT IS GIVEN UNTIL APRIL 25, 2024 TO REMEDY THE VIOLATION OR FACE A ONE TIME FINE OF TWO HUNDRED AND FIFTY DOLLARS (\$250.00) PLUS TWENTY-FIVE DOLLARS (\$25.00) IN ADMINISTRATIVE COSTS FOR A TOTAL FINE AMOUNT OF **TWO HUNDRED SEVENTY-FIVE DOLLARS (\$275.00)**

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 24, 2024 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 24, 2024 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 28th DAY OF MARCH, 2024

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE CLERK

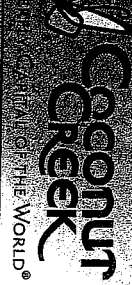


SPECIAL MAGISTRATE

4/3/2024
Date Received



OF COCONUT CREEK
 arable Development Dept.
 Compliance Division
 W. Copans Road
 nut Creek, FL 33063



OF COCONUT CREEK
 arable Development Dept.
 Compliance Division
 W. Copans Road
 nut Creek, FL 33063

CERTIFIED MAIL



7020 3160 0000 9884 9029

COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH, FL 33446

COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH, FL 33446

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OFFICIAL USE

5206 4896 0000 09TE 0202

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage	
\$	

C23120008
 C2312 0009
 Postmark Here
 FO
 LMG

Sent To	COCONUT CREEK CP LLC
Street and	16950 JOG RD. #104
City, State,	DELRAY BEACH, FL 33446

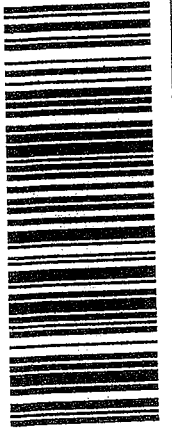


COCONUT CREEK
 Planning & Development Dept.
 Compliance Division
 P.O. Box 33063
 Coconut Creek, FL 33063



COCONUT CREEK
 Planning & Development Dept.
 Compliance Division
 P.O. Box 33063
 Coconut Creek, FL 33063

CERTIFIED MAIL



7020 3160 0000 9884 9036

ATALLAH, NAJI
 6718 NORTH STATE RD 7
 POMPANO BEACH, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

ATALLAH, NAJI
 6718 NORTH STATE RD 7
 POMPANO BEACH, FL 33073



9590 9402 8067 2349 3292 85

2. Article Number (Transfer from service label)

7020 3160 0000 9884 9036

PS Form 3811, July 2020 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$
Sent To	
Street and	
City, State	

C23120008
 C23120009
 Postmark Here
 FO
 UMG

ATALLAH, NAJI
 6718 NORTH STATE RD 7
 POMPANO BEACH, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery 7/10/24
- D. Is delivery address different from item 1? Yes No

[Handwritten Signature]

- 3. Service Type
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C23-12 -0008**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Respondent

Property Address: 6710 N. State Road 7

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 24, 2024. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JUNE 27, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

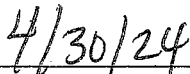
THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 26, 2024 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 26, 2024 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED APRIL 26, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE


SPECIAL MAGISTRATE CLERK



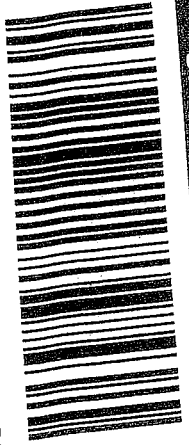
Date Received



CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
800 W. Copans Road
Coconut Creek, FL 33063

CITY OF COCONUT CREEK
Sustainable Development Dept.
Code Compliance Division
800 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7020 0090 0002 1150 8681

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



2. Article Number (Transfer from service label)
7020 0090 0002 1150 8681

PS Form 3811, July 2020 PSN 7530-02-000-9063

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

C23120008
C23120009
Ext Postmark Here
FO UMG

Postage \$
Total Postage \$

Sent To
Street and
City, State

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
[Signature] Addressee
- B. Received by (Printed Name) Date of Delivery
A. Umberger
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

1999 05TT 2000 0600 0202



OFFICE OF COCONUT CREEK
Sustainable Development Dept.
Compliance Division
100 W. Copans Road
Coconut Creek, FL 33063



OFFICE OF COCONUT CREEK
Sustainable Development Dept.
Compliance Division
100 W. Copans Road
Coconut Creek, FL 33063

VERIFIED MAIL



7020 0090 0002 1150 8574

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446



9590 9402 8580 3244 9299 03

2. Article Number (Transfer from service label)

7020 0090 0002 1150 8574

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*

B. Received by (Printed Name) Agent Addressee

C. Date of Delivery Yes No

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Street a
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COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

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PS Form 3811, July 2020 PSN 7530-02-000-9053

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C23-12 -0008**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Property Address: 6710 N. State Road 7

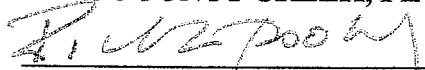
ORDER EXTENDING TIME FOR COMPLIANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on June 26, 2024. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF AUGUST 15, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED JULY 1, 2024

CITY OF COCONUT CREEK, FLORIDA



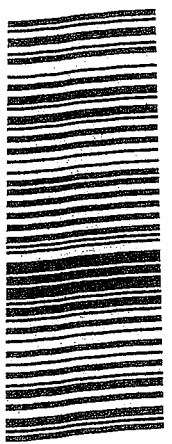
SPECIAL MAGISTRATE


SPECIAL MAGISTRATE CLERK

7/9/24
Date Received



COCONUT CREEK
Economic Development Dept
Compliance Division
100 W. Copans Road
Coconut Creek, FL 33063



7022 2410 0002 9360 2408

ATALLAH, NAJI
6718 North State Road 7
Pompano Beach, FL 33073

CERTIFIED MAIL



COCONUT CREEK
Economic Development Dept
Compliance Division
100 W. Copans Road
Coconut Creek, FL 33063

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3. Provide the return address so that we can return the card to you.
- 2. Attach this card to the back of the mailpiece, or on the front if space permits.

ATALLAH, NAJI
6718 North State Road 7
Pompano Beach, FL 33073



9590 9402 8015 2305 3595 13

2. Article Number (Transfer from service label)

7022 2410 0002 9360 2408

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature: *Sebastian*
- B. Received by (Printed Name): *Sebastian*
- C. Date of Delivery: *7/11/21*
- D. Is delivery address different from item 1? Yes No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
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OFFICIAL USE

042 096 2000 042 2202

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Post \$ _____

Sent To _____

Street and _____

City, State _____

PS Form 3811, July 2020 PSN 7530-02-000-9053

ATALLAH, NAJI
 6718 North State Road 7
 Pompano Beach, FL 33073

(23120008)
 (23120009)
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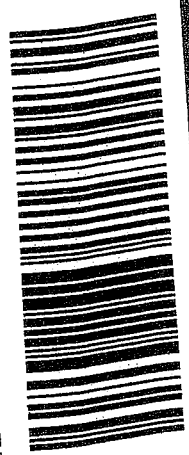


COCONUT CREEK
Sustainable Development Dept
Compliance Division
8100 W. Copans Road
Coconut Creek, FL 33063



COCONUT CREEK
Sustainable Development Dept
Compliance Division
8100 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7022 2410 0002 9360 2392

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446



9590 9402 8015 2305 3595 06

2. Article Number (Transfer from service label)

7022 2410 0002 9360 2392

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery Yes No
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature Restricted Delivery
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To _____

Street and _____

City, State, _____

PS Form 3811

Postmark Here
Ext FO
LMG

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

2662 0966 2000 DT42 2202



AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C23 12 0008

On June 26, 2024, Coconut Creek CP LLC [Yalla Market Inc.], were issued an Order of the Special Magistrate to comply with Chapter(s) 18-29 by Thursday, August 15, 2024 for Summons to Appear #C23120008.

At approximately 8:00 AM, on August 19, 2024 I, Luis Montano-Garcia verified that the Business tax receipt for Beirut Restaurant has not been obtained. Therefore, Coconut Creek CP LLC [Yalla Market Inc], have not complied with the Order of the Special Magistrate.


A one-time fine of \$250.00 plus a \$25.00 administrative fee, for a total of \$275.00 has been imposed for non-compliance.



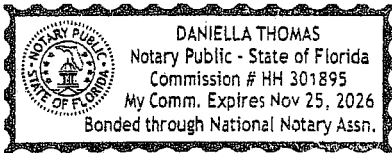
Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 19 day of August, 2024, by Luis Montano-Garcia.



Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced





JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL 9589 0710 5270 0954 9553 30

August 7, 2024

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

RE: City of Coconut Creek vs. COCONUT CREEK CP LLC [YALLA MARKET INC.]
Address: 6710 N. State Road 7 Coconut Creek, FL 33073
Parcel ID: 4842 06 03 0010
Code Enforcement Case No. C23 12 0008 & C23 12 0009

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on March 27, 2024 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated August 19, 2024 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 6710 N. State Road 7 Coconut Creek, FL 33073.

Should you wish to challenge the imposition of the fine or the amount of the fine, you may request a hearing before the Special Magistrate. Your written request shall be mailed or hand delivered within twenty (20) days (an additional five (5) days shall be granted if mailed rather than hand delivered) from the date of this notice to:

Code Compliance Office
Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, FL 33063

Any hearing hereunder shall occur as soon as practical and shall be limited to consideration of findings necessary to impose a fine and create a lien. If a request for a hearing is not timely received by the Code Compliance Office, the code enforcement order and resulting fine shall constitute a lien against the above-referenced property.

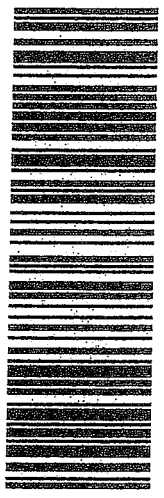
If a hearing is requested, you shall be notified of the date, time and place via U.S. Mail.

Sincerely,

Daniella Thomas
Senior Staff Assistant

cc: Dan Nelson, Community Enhancement Manager

CERTIFIED MAIL



9589 0710 5270 0954 9553 30
 COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446

Coconut Creek
 THE CAPITAL OF THE WORLD®
 CITY OF COCONUT CREEK
 Economic Development Dept.
 985 Compliance Division
 980 W. Copans Road
 Coconut Creek, FL 33063

Coconut Creek
 THE CAPITAL OF THE WORLD®
 CITY OF COCONUT CREEK
 Economic Development Dept.
 985 Compliance Division
 980 W. Copans Road
 Coconut Creek, FL 33063

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Postmark Here (23120009)
 Masey LM6

Sent To
 COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446
 City, State, ZIP

PS Form 3811

DE 5556 4560 0225 0710 6954

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446

9590 9402 4272 8121 0683 20

Article Number (Transfer from service label)
 9589 0710 5270 0954 9553 30

PS Form 3811, July 2015 PSN 7530-02-000-9065

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) John A. [Signature]
 C. Date of Delivery 8/26/14
 D. Is delivery address different from item 1? Yes NO
 If YES, enter delivery address below:

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

Business Information

Business Number 260000093
 Business Name BEIRUTY RESTAURANT LLC
 Address 6710 N STATE RD 7

License	Category	▼ St...	Expiration	Balance
BL11002303	190010	Printed	09/30/2026	0.00
ZL11001460	000001	Closed	09/30/2026	0.00
77	000000	Closed	09/30/2026	0.00

Date	Type	Debit	Credit	Description	Operator	Interface Date
04/20/2026	PRINT	0.00	0.00	PRINT LICENSE	njosiah	
04/16/2026	PAY	0.00	63.80	RCPT No. OL001180826	gpierre	04/20/2026
04/16/2026	PAY FEE	0.00	150.00	R# OL001180826 L-INSPECT	gpierre	04/20/2026
04/09/2026	POST	150.00	0.00	FEE ID L-INSPECT	njosiah	
04/09/2026	EXEMPT	0.00	63.81	HALF YEAR EXEMPTION	njosiah	
04/09/2026	FEE	127.61	0.00	LICENSE FEE	njosiah	

Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

12/05/2023 – Code compliance I received a referral from Fire Marshal, Ryan Banyas for failure to obtain Business Tax Receipt due to a change of use for Beiruty restaurant. The inspection revealed that commercial alterations were made, and a building permit was required. Written warnings were issued.

0009- 13-38-a Failure to obtain permit for commercial alterations

0008 - 18-29 Failure to obtain BTR for Beiruty restaurant

On December 27, 2023; January 15, 2024; and February 1, 2024 extension were granted.

03/11/2024 -summons were issued for both cases, for March 2024 Special Magistrate hearing.

*Service was obtained by signed summons and certified mail receipt for owner and registered agent.

03/27/2024 – The Special Magistrate entered a **Final Order to remedy the violations by 04/25/2024** or face a \$25 administration fee plus \$50 per day until the violation is in compliance, for the failure to complete permit process case. And a \$25 administration fee plus a one time \$250 fine, for the BTR case. The cases were set for status conference on 04/24/24.

Respondent was present at the hearing.

**The Final Orders were sent by Certified Mail and signed green cards were received.*

04/24/2024 – The Special Magistrate entered an **Order extending the time to comply by 06/27/2024**. The cases were set for status conference on 06/26/24.

The Orders were sent by Certified Mail and signed green cards were received.

06/26/2024- The Special Magistrate entered an **Order extending the time to comply by 08/15/2024**.

Orders were sent by Certified Mail and signed green cards were received.

08/19/2024 – Affidavit of Non-Compliance's were issued.

07/30/2024 – Massey Letters were sent certified *and signed green card were received*

05/05/2026 – Affidavit of Compliance was entered into the case file with compliance date of 04/14/2026 for case ending in 0009.

04/20/26-BTR for Beiruty restaurant was obtained.

Cases # - C23120008- 23120009 Sr. Code Compliance Officer: Luis Montano-Garcia
6710 N State Road 7 – Parcel ID: 484206300010
Owner: Coconut Creek CP LLC

Warranty Deed: 02/02/2018

06/15/2026 – Ms. Amanada Atallah submitted a request for this code fine reduction meeting, which was confirmed on 06/23/2026.

CODE FINE SUMMARY: C23120008: A one-time fine of \$250.00 plus \$25.00 administration fee, was imposed.

CODE FINE SUMMARY: C23120009 Fine started on August 16, 2024, and accrued until April 14, 2026. Total days accrued are 606 days at \$50 per day, plus a one-time \$25 administration fee, for a total amount of \$30,600.00.

STAFF TOTAL = 21_HOURS for both cases


Case #	Vio Code	Sum	Hearing	Ext. Hearing	Ext. Hearing	DTC	Complied	Staff Hours
C23120008	18-29	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/20/26	21
C23120009	13-38-a	03/11/24	03/27/24	04/24/224	06/26/24	08/15/24	04/14/26	21.

COMPOSITE EXHIBIT FOR CODE FINE REDUCTION HEARING:

1. Request for meeting
2. Acceptance for meeting
3. BCPA detail and warranty deed
4. Final Orders and Extensions
5. Affidavits of Non-Compliance
6. Massey Letters
7. Affidavit of Compliance for case ending in 0009.

FW: Code fine reduction request

From Heraman, Reshma <RHeraman@coconutcreek.net>
Date Tue 6/16/2026 11:41 AM
To Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Cc Capone, Briana <BCapone@coconutcreek.net>

 1 attachment (903 KB)

3154.jpg;

From: Amanda A <Amanda.atallah@hotmail.com>
Sent: Tuesday, June 16, 2026 11:34 AM
To: Proffitt, Justin <JProffitt@coconutcreek.net>; Heraman, Reshma <RHeraman@coconutcreek.net>
Subject: Code fine reduction request

Hello Justin & Reshma, I hope this finds you both well.

We are seeking a code fine reduction. Please advise on next steps and find the requested information below.

Address : 6710. N state road 7 (see attached)

Recap explaining the whole situation from start:

I am Amanda Atallah, daughter of the owner of Yalla Market. We've been experiencing issues, and I took sometime off my work because my dad health condition doesn't permit to solve this at this time.

We've been operating our business (yalla market 6718 N. State road 7, coconut creek, fl, 33073) in coconut creek since 2017 almost 10 years now, and never had such violations.

We always consult the city and get city support prior to doing anything.

The whole reason we are in this situation is because of the initial interactions and guidance from the city of coconut creek. Here is the context.

When we decided to make changes to our Coconut Creek location, we consulted the city and were told by the City that based on what we are looking to do, we're cleared to proceed since the changes to the space did not warrant building permits. (We have call logs and email records documenting these communications). Based on that direction, we moved forward and opened accordingly.

Shortly after completing the Coconut Creek changes, we moved on to opening a new, much bigger project and location in Dania Beach. We did the permit and plans process with the city of Dania beach the proper way and according to city guidelines and directions, as we usually operate. We worked closely with their staff for direction and compliance. In fact, the city guided us very well, and we were grateful for the support. The mechanical reviewer Brian Canfield was even helping us at the time in Dania beach on the project/location referred to.

Brian recently relocated to the city of coconut creek, so perhaps he can attest to the unfortunate timing and situation we were in.

The timing issue and situation that led to this happened because, almost a year later in Coconut Creek, we were informed that additional action was required. By that time, we were already financially and operationally committed to construction in Dania Beach. We did not have the financial capacity nor the time to manage both projects simultaneously. On top of being limited in resources once we started the process which was (requested late) from Coconut Creek, more and more things needed came up.

The delays that followed were not due to inaction. They were caused by:

- Contractor and subcontractor issues
- Delays in receiving drawings and completed work
- An architect who stopped responding
- A contractor who changed his terms
- Termination of the original contractor, which ended up requiring legal involvement
- Hiring a replacement contractor
- Financial strain from the new Dania Beach buildout and permit costs
- Time constraints due to new Dania Beach location
- More importantly, my father suddenly went through some medical issues which became ongoing family health challenges requiring significant time and attention

I can provide documentation to prove every statement above, demonstrating consistent communication with the general contractor, subcontractors, architects, and city representatives, medical documents, bills, as well as proof of our efforts to move the project forward, etc...

During the extensions granted by the City, we actively worked toward resolution (as best as we can considering our other ongoing project and constraints).

It has been a few years of financial hardship, contractor complications, and serious family health challenges while operating two locations. We are a small family-owned business with limited resources; we do not have corporation resources with dedicated compliance staff.

Our family has been under severe stress throughout this process. In addition to the financial strain, my father, who is responsible for all these began experiencing heart issues. The stress related to managing these pressures has significantly impacted his health. We are navigating recurring medical concerns, and I am deeply concerned about adding further financial hardship and stress to our family during this fragile time.


We are sincerely hoping for help in the code compliance reduction department as we can not afford much more at this time.

Thank you for your time and help.

Amanda & Family

FW: Email correspondences with timeline

From Capone, Briana <BCapone@coconutcreek.net>
Date Tue 6/23/2026 2:03 PM
To Proffitt, Justin <JProffitt@coconutcreek.net>
Cc Heraman, Reshma <RHeraman@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

 5 attachments (10 MB)
6110.jpg; 6108.jpg; 6119.jpg; 6120.jpg; 6114.jpg;

Hi Justin,

Please see the additional documentation provided. Are we ok with placing this on our agenda for July 7?

Thank you,

Briana K. Capone
Code Compliance Supervisor
Resilient Design & Development
Ext. 1458

From: Amanda A <amandatallah1@gmail.com>
Sent: Tuesday, June 23, 2026 1:35 PM
To: Capone, Briana <BCapone@coconutcreek.net>
Subject: Email correspondences with timeline

This message needs your attention

- i**
- This is a personal email address.

[Mark Safe](#) - [Report](#)

Powered by Mimecast

Hello, please find a the timeline of email correspondence with the city (attached) and an **important summary below** explaining our situation.

Timeline of Email Correspondence

Prior to January 11th 2023

It is important to note that this timeline reflects only email correspondence and does not include the numerous phone conversations prior to this date seeking guidance on the required to get started.

January 11, 2023

We sent an email seeking clarification regarding the requirements for the changes. In that email, we asked whether any additional information or documentation was required from us.

January 16, 2023

We provided requested documents, and once again asked whether there were any further steps we needed to take.

January 16, 2023

We received confirmation that the documents were received, and no further action was required on our part.

December 2023

Nearly one year later, the City requested an Occupational License Inspection and advised that a Business Tax Receipt review was required due to a change of use.

At that time, we already had 4 active permit processes underway with the City of Dania Beach (starting around July 2023), copies of which are attached. Those projects were already requiring substantial time, effort, and financial resources, leaving us without the capacity to address new requirements that had not previously been communicated.

Summary

In short, **had these requirements been communicated to us at the outset**, we would have completed them as part of our original process in Coconut Creek.

The reason we find ourselves in violation today is not because we ignored instructions, but because the requirements now being cited were not requested when we initially sought guidance. Had these requirements been communicated to us at the outset, we would have addressed them in the normal course of business, budgeted accordingly, and completed them alongside our other obligations. Instead, we were placed in an after the fact position where compliance became significantly more difficult, costly, and disruptive. We would have invested the necessary time, resources, and funds **when they were available to us** and would have ensured full compliance from the beginning (which is what we were proactively seeking upon the start).

Furthermore, our history **of operating in Coconut Creek demonstrates a consistent commitment to compliance**, as we had no comparable violations during the (almost 10 years) time we conducted business there.

Beyond the financial burden, this situation has had a significant personal impact on our family. The unexpected requirements, communicated nearly a year after we were advised that no further action was necessary, created substantial stress while we were already managing 4 active permit projects with the City of Dania Beach.

The resulting uncertainty, financial exposure, and threat of substantial code enforcement fines have placed our family under considerable strain. We can provide documentation demonstrating that the

circumstances surrounding this matter contributed to serious health and medical issues experienced during this period.

We respectfully submit that the violations at issue were not the result of disregard for the City's requirements.

To the contrary, the record demonstrates that we repeatedly sought clarification, provided requested documentation, and specifically asked whether any further action was required. We relied in good faith on the information provided to us.

The severe financial consequences now being imposed stem from requirements that were not communicated when we initially sought guidance and confirmation from the City.

For these reasons, we respectfully request that the City take into account our good faith efforts to comply, the City's prior representations, the avoidable nature of the current violation, and the substantial personal, medical, and financial hardship that has resulted from this situation.

Thank you kindly for your help and understanding.

Amanda Atallah (daughter of the owner Naji Atallah)

3/27/24, 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

addresses contained therein, may be subject to public disclosure.

Banyas, Ryan <RBanyas@coconutcreek.net>

Thu, Dec 14, 2023 at 4:35 PM

To: Naji Atallah <najiatallah62@gmail.com>, "Montano Garcia, Luis" <LMontanoGarcia@coconutcreek.net>
Cc: Business Tax Receipts <btr@coconutcreek.net>, "Flanagan, Sean" <SFlanagan@coconutcreek.net>

Good Afternoon Amanda,

I apologize for any miscommunication in reference to the below email stating that "no further action is required". Since your business is now occupying unit 6710 there needs to be an Occupation License Inspection for that space. Additionally, a building permit is required for review due to the "change of use" and potential new occupancy classification.

The permit should include the new floor plan with square footage, exits, occupant load, and occupancy classification. Any demolition, work performed to combine the suites, or additions shall be clearly stated on the plans.

Please contact me and/or the building department (954-973-6750) with any further questions

Steps

Thank you,

Ryan Banyas, MPA, CFPS

Fire Marshal



4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1563

954-420-5855 fax

www.coconutcreek.net

From: Naji Atallah <najiatallah62@gmail.com>

Sent: Tuesday, December 12, 2023 3:43 PM

To: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Banyas, Ryan <RBanyas@coconutcreek.net>

Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

entity. Even on our sign outside the name of the restaurant is **Beiruty by yalla**, not beiruty. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm ?

Kind regards

Yalla team



INNOVATIVE INCLUSIVE PROGRESSIVE
with a small-town personal touch

Under Florida law, most e-mail messages to or from Coconut Creek employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Naji Atallah <najiatallah62@gmail.com>

To: btr@coconutcreek.net, LMontanoGarcia@coconutcreek.net

Thu, Jan 19, 2023 at 2:59 PM

Hello,
Hope this finds you well!

Please let us know if the below is enough documentation, if we need to provide other documents and take any other steps.

Thank you kindly!
Yalla team

From: OnlineWebFic@dos.state.fl.us
Sent: Thursday, January 19, 2023, 6:21 AM
To: Accounting Specialty Group <info@asgtax.com>
Subject: Fictitious Name Registration - G23000008246; 600400843986

Subject: BEIRUTY

REGISTRATION NUMBER: G23000008246

This will acknowledge the filing of the above fictitious name registration which was registered on January 18, 2023. This registration gives no rights to ownership of the name.

Each fictitious name registration must be renewed every five years between January 1 and December 31 of the expiration year to maintain registration. Three months prior to the expiration date a statement of renewal will be mailed.

If the mailing address of this business changes, please notify this office in writing, or through the link provided on our website https://urldefense.proofpoint.com/v2/url?u=http-3A__www.sunbiz.org&d=DwICAQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=snYydpc4rJ7lQnVSBeg2bA&m=DsSD4wCiZ-hBzd8plsffx26W8AYIzJu-PGuv9CyMBw&s=KF6Gp0GSdeZaz8jjVnVDOFDmIpRXDP-HYB6PDhle6VU&e=<https://urldefense.proofpoint.com/v2/url?u=http-3A__www.sunbiz.org_d=DwICAQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=snYydpc4rJ7lQnVSBeg2bA&m=SSD4wCiZ-hBzd8plsffx26W8AYIzJu-PGuv9CyMBw&s=dFgWP2ZuxQ0-ldBuBXIV7Q-ZWwfwSAXeM-

esuite-danlabeach-fl.tyler-tech.com/fwprod/esuite/Permits/contractor/PermitDetailsPage/Contractor/PermitDetails.aspx?id=99262

Permit Summary

Permit Type: ICOM-MECHANICAL
 Permit #: 2023-00001203
 Application #: 2023-00001203
 Status: Pending Payment as of 03/12/2024
 Issued To: Contractor

Location

Primary Owner: AI COMMERCIAL GROUP LLC
 Address: 1104 S FEDERAL HWY, Dania Beach, FL, 33004
 Parcel: 514203106370

Location Description
 Lot Number
 Subdivision

Payment Summary

Total Charges: \$2,729.83
 Amount Collected: \$250.00
 Total Due: \$2,479.83
 Paid: 07/10/2023

Permit Details
 Description: COMMERCIAL HOOD INSTALLATION

Email: PAVA0801@YAHOO.COM
 Phone Number: (305) 883-9033

Current Property Value: \$526,750.00
 Est. Improvement Value: \$53,500.00
 Improvement Sq. Ft.: 0.01

Printed
 Master Permit
 Comments: MASTER PERMIT # 22-1274 FIRE SUPPRESSION # 23-1742

Inspections

3/27/24 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

954-978-6752

954-956-1424 Fax

www.coconutcreek.net



 Please consider the environment before printing this email. Thank you.

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Yalla Market <yallamarketinc@gmail.com>
Sent: Wednesday, January 11, 2023 12:23 PM
To: Business Tax Receipts <btr@coconutcreek.net>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Subject: Fwd: 6710 n state road 7 coconut creek case #c22120006

Hello, To whom this may concern.

The purpose of this email is to clarify the current situation between Beiruty restaurant by yalla & the code compliance division. We would like to better understand what it is the division is requesting from us.

Prior to our opening we spoke with an official from the division which assured us no additional permits are required seeing how we currently have a license of occupation for 53 people and with our expansion we do not exceed said limitation. We simply made it more comfortable for our customers by taking more space.

All we did for the location was simply add tables and do light decoration. However, Beiruty by yalla is a DBA of yalla market. We operate under the same tax id and use the same cash register since we are a dba, it is not a separate entity. Even on our sign outside the name of the restaurant is **Beiruty by yalla**, not beiruty. Therefore there are no licenses or permits or additional tax ids required as per our understanding. Can you please confirm?

Kind regards

Yalla team

3/27/24, 12:02 AM

Gmail - 6710 n state road 7 coconut creek case #c22120006

Tue, Dec 12, 2023 at 3:42 PM

Naji Atallah <najiatallah62@gmail.com>
To: LMontanoGarcia@coconutcreek.net, rbanyas@coconutcreek.net

----- Forwarded message -----

From: **Business Tax Receipts** <btr@coconutcreek.net>
Date: Thu, Jan 19, 2023 at 4:16 PM
Subject: RE: 6710 n state road 7 coconut creek case #c22120006
To: Naji Atallah <najiatallah62@gmail.com>
Cc: Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>

Good afternoon,

Thank you for the updated information. **No further action is required.**

City of Coconut Creek

BUSINESS TAX RECEIPT

4800 W. Copans Rd


Coconut Creek, FL 33063

954-973-6752

954-956-1424 Fax

www.coconutcreek.net



 Please consider the environment before printing this email. Thank you.

Please note that City Hall is closed on Fridays. Hours of operation are Monday through Thursday 7:00 am to 6:00 pm.

From: Naji Atallah <najiatallah62@gmail.com>
Sent: Thursday, January 19, 2023 3:00 PM
To: Business Tax Receipts <btr@coconutcreek.net>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>
Subject: Re: 6710 n state road 7 coconut creek case #c22120006

Hello,

Code Fine Reduction Confirmation for 07/07/2026

From Heraman, Reshma <RHeraman@coconutcreek.net>

Date Tue 6/23/2026 5:34 PM

To Amanda.atallah@hotmail.com <Amanda.atallah@hotmail.com>; amandatallah1@gmail.com <amandatallah1@gmail.com>

Cc Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

Good Morning,

This email serves as confirmation of the Code Fine Reduction Hearing. Please reply all to this email and confirm that you will be present. If you do not reply your case will not be heard.

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek

City Commission – Public Meeting Room

4800 West Copans Road

Coconut Creek, FL 33063

Thank you,

Reshma Heraman

Senior Staff Assistant

4800 W. Copans Road

Coconut Creek, FL 33063

954-956-1476

www.coconutcreek.gov



Please consider the environment before printing this email. Thank you

Re: Code Fine Reduction Confirmation for 07/07/2026

From Amanda A <amandatallah1@gmail.com>

Date Tue 6/23/2026 5:55 PM

To Heraman, Reshma <RHeraman@coconutcreek.net>

Cc Amanda A <Amanda.atallah@hotmail.com>; Montano Garcia, Luis <LMontanoGarcia@coconutcreek.net>; Capone, Briana <BCapone@coconutcreek.net>

This message needs your attention

- This is a personal email address.
- You've never replied to this person.

Mark Safe

Report

Powered by Mimecast

Hello, confirmed thank you so much

On Tue, Jun 23, 2026, 5:34 PM Heraman, Reshma <RHeraman@coconutcreek.net> wrote:

Good Morning,

This email serves as confirmation of the Code Fine Reduction Hearing. Please reply all to this email and confirm that you will be present. If you do not reply your case will not be heard.

Below are the details of the hearing:

July 7, 2025

At

11:30 a.m.

City of Coconut Creek



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 11-03 Retail - 5,000 sq. ft. to 20,000 sq. ft.	Deputy Appraiser: Alec Rosales
Property ID: 484206030010	Millage Code: 3212	Appraisers Number: 954-357-6835
Property Owner(s): COCONUT CREEK CP LLC	Adj. Bldg. S.F.: 13806	Email: commercialtrim@bcpa.net
Mailing Address: 16950 JOG RD. #104 DELRAY BEACH, FL 33446	Bldg Under Air S.F.:	Zoning : B-2 - CONVENIENCE SHOPPING
Property Address: 6706 - 6750 N STATE ROAD 7 COCONUT CREEK, 33073	Effective Year: 1989	Abbr. Legal Des.: EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211
	Year Built: 1988	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,687,660	\$2,824,190	0	\$4,511,850	\$4,511,850	
2025	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,140,000	\$102,796.76
2024	\$1,012,600	\$3,127,400	0	\$4,140,000	\$4,011,490	\$99,812.89

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Portability	0	0	0	0
Assessed / SOH	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,511,850	\$4,511,850	\$4,511,850	\$4,511,850

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/31/2018	Warranty Deed Qualified Sale	\$3,500,000	114869033
10/29/1998	Warranty Deed	\$1,365,000	28974 / 566
02/15/1996	Warranty Deed	\$471,000	24496 / 784
10/01/1991	Quit Claim Deed	\$100	18847 / 847

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	84,383	Square Foot
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Prepared by:
Richard G. Coker, Jr., Esq.
Coker & Feiner
1404 S. Andrews Avenue
Ft. Lauderdale, FL 33316

Property Appraisers Parcel ID
(Folio) No: 4842 06 03 0010

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 21st day of Jan, 2018, by S & K HOLDINGS, INC., a Florida Corporation, party of the first part, and COCONUT CREEK CP, LLC, a Florida Limited Liability Company, whose post office address is: 498 West Hillsboro Boulevard, Deerfield Beach, FL 33441, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land to wit:

Parcel "A", of "El-Rancho-Seven-Plat", a subdivision according to the Plat thereof, as recorded in Plat Book 101, Page 25, of the Public Records of Broward County, Florida, less the South 211 feet, as measured along the East line of said Parcel "A"; and less the East 25 feet of the North 25 feet thereof, together with right, title and interest under that certain Cross Easement Agreement for Traffic Flow dated July 2, 1985, recorded in Official Records Book 13491, Page 148, amended by that certain Corrective Cross Easement Agreement by and between S & K Holdings, Inc., a Florida corporation, and CREC Coconut Creek Partnership, Ltd., a Florida limited partnership, recorded in Official Records Book 47000, Page 1095, of the Public Records of Broward County, Florida.

and the said party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT TO:

- 1) Zoning and/or restrictions and prohibitions imposed by governmental authority;

- 2) Restrictions, Easements, Covenants and other matters appearing on the plat, common to the subdivision and/or recorded in the Public Records, none of which are hereby reimposed; and
- 3) Taxes for the year 2018 and subsequent years, not yet due and payable;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of the land in fee simple, that the party of the first part has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

(SIGNATURES CONTINUED ON NEXT PAGE)

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C23-12 -0009**

COCONUT CREEK CP LLC

16950 JOG RD. #104

DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Respondent

FINAL ORDER

*VIOLATION: FAILURE TO COMPLETE PERMIT PROCESS FOR COMMERCIAL
ALTERATION WORK DONE / CITY CODE SEC. 13-38 (a)*

An administrative hearing was held before the undersigned Special Magistrate on March 27, 2024. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT

The record indicates that the RESPONDENT owns real property within the City of Coconut Creek, Florida located at 6706-6750 N State Road 7 and more particularly described as follows:

Property Id: 4842 06 03 0010

EL RANCHO SEVEN PLAT 101-25 B PARCEL A LESS SOUTH 211

At the hearing held on this matter, the PETITIONER City presented evidence of having provided the RESPONDENT notice of these proceedings. The PETITIONER City presented the testimony of the Code Officer regarding the violation which is failure to complete permit process for commercial alteration work done entered a copy of the Summons to Appear, an Affidavit of Service and photographs of the violation into the record. The RESPONDENT was represented by it tenant at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met its burden of proving by substantial competent evidence that the violation, as alleged in the Notice of Violation, does in fact exist on the subject property.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT IN VIOLATION OF CITY CODE SEC. 13-38 (a) AND THE RESPONDENT IS GIVEN UNTIL APRIL 25, 2024 TO REMEDY THE VIOLATION OR FACE A PER DIEM FINE OF **FIFTY DOLLARS (\$50.00)** FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE. IN ADDITION, THE RESPONDENT SHALL BE ASSESSED **TWENTY-FIVE DOLLARS (\$25.00)** IN ADMINISTRATIVE COSTS.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF APRIL 24, 2024 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE APRIL 24, 2024 SPECIAL MAGISTRATE HEARING

THE CITY OF COCONUT CREEK HEREBY NOTIFIES YOU THAT YOU HAVE THE RIGHT TO APPEAL ANY ADMINISTRATIVE ORDER OF THE SPECIAL MAGISTRATE PURSUANT TO SECTION 2-236, CITY ORDINANCES, TO THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA.

DONE AND ORDERED THIS 27th DAY OF MARCH, 2024

CITY OF COCONUT CREEK, FLORIDA


SPECIAL MAGISTRATE CLERK


SPECIAL MAGISTRATE

4/3/2024
Date Received



THE CAPITAL OF THE WORLD

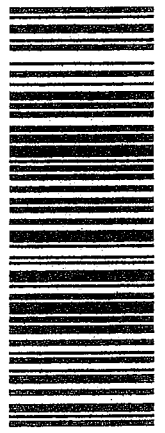
OF COCONUT CREEK
Economic Development Dept.
Compliance Division
10 W. Copans Road
Coconut Creek, FL 33063



THE CAPITAL OF THE WORLD

OF COCONUT CREEK
Economic Development Dept.
Compliance Division
10 W. Copans Road
Coconut Creek, FL 33063

CERTIFIED MAIL



7020 3160 0000 9884 9029

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH, FL 33446

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH, FL 33446

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

C 23120008
C 2312 0009
Postmark Here
FO
LNG

6206 4986 0000 09TE 0202

Sent To	COCONUT CREEK CP LLC
Street and /	16950 JOG RD. #104
City, State, .	DELRAY BEACH, FL 33446

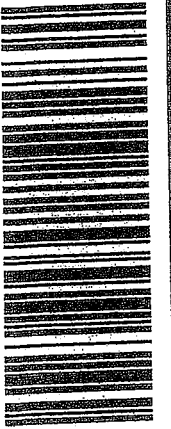


COCOONUT CREEK
Compliance Development Dept.
Compliance Division
Copans Road
Creek, FL 33063



COCOONUT CREEK
Compliance Development Dept.
Compliance Division
Copans Road
Creek, FL 33063

VERIFIED MAIL



7020 3160 0000 9884 9036

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



9590 9402 8067 2349 3292 85

2. Article Number (Transfer from service label)

7020 3160 0000 9884 9036

PS Form 3811, July 2020 PSN 7590-02-000-9058

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent Addressee

B. Received by *[Handwritten Name]*

[Handwritten Signature] Date of Delivery Address

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery/Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express
- Registered Mail
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$

C23120068
C23120069
Postmark Here
FO
UMG

Sent To
Street and
City, State

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

9506 4996 0000 09TE 0202

PS Form

420105

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C23-12 -0009**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]
Respondent

Property Address: 6710 N. State Road 7

**ORDER EXTENDING TIME FOR COMPLIANCE
AND SETTING STATUS CONFERENCE**

An administrative hearing was held in this matter before the undersigned Special Magistrate on April 24, 2024. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF JUNE 27, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS MATTER SHALL BE SET FOR A STATUS CONFERENCE TO BE HELD AT THE SPECIAL MAGISTRATE HEARING OF JUNE 26, 2024 AT 2:30 PM IN THE CITY COMMISSION CHAMBERS AT 4800 WEST COPANS ROAD, COCONUT CREEK. THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE JUNE 26, 2024 SPECIAL MAGISTRATE HEARING.

DONE AND ORDERED APRIL 26, 2024


CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK



Date Received

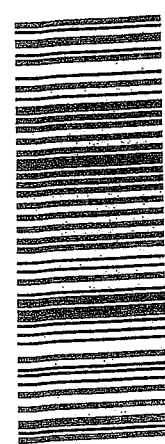


OF COCONUT CREEK
 nable Development Dept.
 Compliance Division
 W. Copans Road
 ut Creek, FL 33063



OF COCONUT CREEK
 nable Development Dept.
 Compliance Division
 W. Copans Road
 ut Creek, FL 33063

CERTIFIED MAIL



7020 0090 0002 1150 8674

COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446



2. Article Number (Transfer from service label)
 7020 0090 0002 1150 8674

PS Form 3811, July 2020 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]*
- B. Received by (Printed Name) *[Signature]*
- C. Date of Delivery *[Signature]*
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	<u> </u>
<input type="checkbox"/> Return Receipt (electronic)	\$	<u> </u>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	<u> </u>
<input type="checkbox"/> Adult Signature Required	\$	<u> </u>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	<u> </u>

Postage \$

Total Postage \$

Sent To

Street at

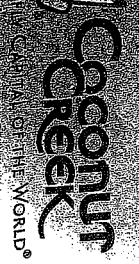
City, Sta

PS Form

COCONUT CREEK CP LLC
 16950 JOG RD. #104
 DELRAY BEACH FL 33446

4299 051T 2000 0600 0202

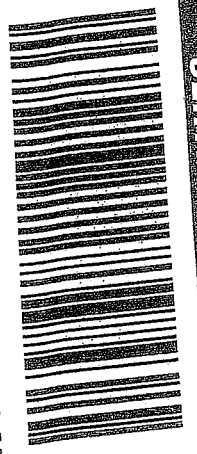
C23120008
C23120009
 Postmark Here
Ext 50
UMB



COCONUT CREEK
Habitat Development Dept.
Compliance Division
McCoyans Road
Pompano Beach, FL 33063

COCONUT CREEK
Habitat Development Dept.
Compliance Division
McCoyans Road
Pompano Beach, FL 33063

PERMITTED MAIL



7020 0090 0002 1150 868J

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



2. Article Number (Transfer from service label)
9590 9402 8580 3244 9299 10

7020 0090 0002 1150 868J

PS Form 3811, July 2020 PSN 7530-02-9000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No

A. Signature
[Signature]
B. Received by (Printed Name)
Humberto
C. Date of Delivery

- 3. Service Type
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and _____

City, State, _____

ATALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

C23120008
C23120009
Ext FO
Postmark Here
uma

PS Form 3811

1899 05TT 2000 0600 0202

**CITY OF COCONUT CREEK
4800 WEST COPANS ROAD, COCONUT CREEK, FL
SPECIAL MAGISTRATE HEARING**

CITY OF COCONUT CREEK, FL

Petitioner

vs.

IN RE:

DOCKET NO: **C23-12 -0009**

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

[YALLA MARKET INC.]

Property Address: 6710 N. State Road 7

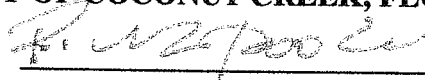
ORDER EXTENDING TIME FOR COMPLIANCE

An administrative hearing was held in this matter before the undersigned Special Magistrate on June 26, 2024. At the subject hearing there was testimony to support a finding that extending the time for compliance in this case would be in the public interest.

THEREFORE, SUBJECT TO PRIOR SETTLEMENT OF THE CASE BY THE PARTIES, THE COMPLIANCE DATE SET OUT IN THE FINAL ORDER IN THIS CASE IS AMENDED TO PROVIDE A NEW COMPLIANCE DATE OF AUGUST 15, 2024. IN ALL OTHER RESPECTS THE FINAL ORDER ISSUED IN THIS CASE SHALL REMAIN IN FULL FORCE AND EFFECT.

DONE AND ORDERED JULY 1, 2024

CITY OF COCONUT CREEK, FLORIDA



SPECIAL MAGISTRATE



SPECIAL MAGISTRATE CLERK

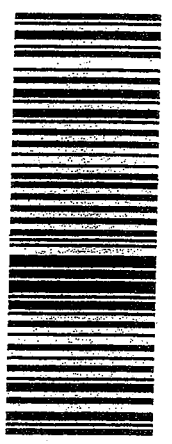
7/9/24
Date Received



U.S. MAIL
 DEVELOPMENT DEPT.
 POMPANO BEACH
 FL 33063

U.S. MAIL
 DEVELOPMENT DEPT.
 POMPANO BEACH
 FL 33063

CERTIFIED MAIL



7022 2410 0002 9360 2408

ATALLAH, NAJI
 6718 North State Road 7
 Pompano Beach, FL 33073

SENDER'S COMPLETE THIS SECTION

- General: Return address on the reverse so that we can return the card to you.
- Attach this card to the back of the mail piece or on the front in space permits.

ATALLAH, NAJI
 6718 North State Road 7
 Pompano Beach, FL 33073



9360 9402 8015 2306 8595 13

7022 2410 0002 9360 2408

PS Form 3811, JULY 2010 PSN 7530-01-000-9014-9035

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *N. Atallah*
 B. Received by (Printed Name): *N. Atallah*
 C. Date of Delivery: *7/1/12*
 D. Is delivery address different from item 1? Yes No
 (YES, enter delivery address below)

3. Services/Options
- Signature Required
 - Registered Mail™
 - Return Receipt (hardcopy)
 - Return Receipt (electronic)
 - Certified Mail Restricted Delivery™
 - Adult Signature Required
 - Adult Signature Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Restricted Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Post \$ _____

Sent To
 Street and
 City, State

ATALLAH, NAJI
 6718 North State Road 7
 Pompano Beach, FL 33073

PS Form 3811, JULY 2010 PSN 7530-01-000-9014-9035

9042 0966 2000 0142 2202

C23120008
 C23120009
 Postmark Here
 Ext FO
 LMG

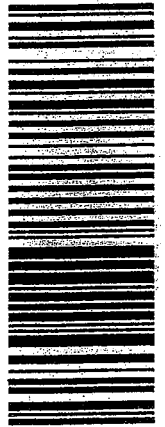


COCONUT CREEK
Development Dept.
Finance Division
Spains Road
Creek, FL 33063

World

COCONUT CREEK
Development Dept.
Finance Division
Spains Road
Creek, FL 33063

CERTIFIED MAIL



7022 2410 0002 9360 2392

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of your mail piece or other frontlit space permits.

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446



9690 920 2301 2606 3596 06

2 Article Number (if using Form 3841)

7022 2410 0002 9360 2392

PS Form 3841, July 2020 PSN 7530-02-000-9095

ADDRESSEE COMPLETE THIS SECTION ON DELIVERY

Signature
 Agent

Federal Entry (Printed Name)
 Address

Social (alt) address different from item 12
(YES, enter delivery address below) Yes No

Service Type

Registered Mail™
 Registered Mail Restricted Delivery™
 Signature Confirmation™
 Signature Restricted Delivery™
 Signature Restricted Delivery™
 Registered Mail™
 Registered Mail Restricted Delivery™
 Signature Confirmation™
 Signature Restricted Delivery™
 Registered Mail™
 Registered Mail Restricted Delivery™
 Signature Confirmation™
 Signature Restricted Delivery™

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ 123120008
123120009

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$

Total Post \$

Sent To

Street and

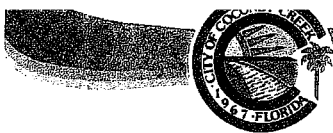
City, State,

PS Form 3841

Postmark Here
Ext Fo
LMG

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

2622 0966 2000 0142 2202



AFFIDAVIT OF NON-COMPLIANCE

Summons/Case #C23 12 0009

On June 26, 2024, COCONUT CREEK CP LLC [Yalla Market inc.]. were issued an Order of the Special Magistrate to comply with Chapter(s) 13-38-a by Thursday, August 15, 2024 for Summons to Appear #C23120009.

At approximately 8:00 AM, on August 19, 2024 I, Luis Montano-Garcia verified that the building permit process for occupational change of use for Beiruty restaurant, has not been completed. Therefore, COCONUT CREEK CP LLC [Yalla Market inc.], have not complied with the Order of the Special Magistrate.

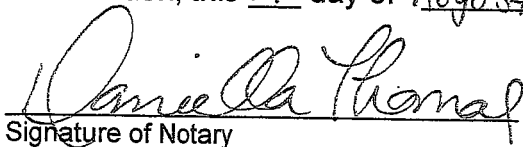
The fine amount will continue to accrue until the violation is corrected, and you notified the Code Compliance Division.

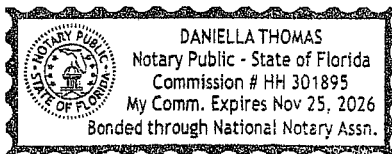


Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 19 day of August, 2024, by Luis Montano-Garcia.


Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CODE COMPLIANCE DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

JUSTIN PROFFITT
DEPARTMENT DIRECTOR

VIA CERTIFIED MAIL 9589 0710 5270 0954 9553 30

August 7, 2024

COCONUT CREEK CP LLC
16950 JOG RD. #104
DELRAY BEACH FL 33446

RE: City of Coconut Creek vs. COCONUT CREEK CP LLC [YALLA MARKET INC.]
Address: 6710 N. State Road 7 Coconut Creek, FL 33073
Parcel ID: 4842 06 03 0010
Code Enforcement Case No. C23 12 0008 & C23 12 0009

Dear Sir or Madam:

You are hereby notified that the above-referenced code enforcement case, which was adjudicated by the Special Magistrate at a hearing on March 27, 2024 resulted in the issuance of a Final Order that included the imposition of a fine. A copy of the Final Order is attached.

An Affidavit of Non-Compliance, dated August 19, 2024 a copy of which is attached, has been filed with the City of Coconut Creek by the Code Officer, which Affidavit certifies under oath that the corrective action or the fine imposed by the Special Magistrate has not been satisfied. As a result, there exists an outstanding code enforcement fine against the property located 6710 N. State Road 7 Coconut Creek, FL 33073.

Should you wish to challenge the imposition of the fine or the amount of the fine, you may request a hearing before the Special Magistrate. Your written request shall be mailed or hand delivered within twenty (20) days (an additional five (5) days shall be granted if mailed rather than hand delivered) from the date of this notice to:

Code Compliance Office
Coconut Creek Government Center
4800 West Copans Road
Coconut Creek, FL 33063

Any hearing hereunder shall occur as soon as practical and shall be limited to consideration of findings necessary to impose a fine and create a lien. If a request for a hearing is not timely received by the Code Compliance Office, the code enforcement order and resulting fine shall constitute a lien against the above-referenced property.

If a hearing is requested, you shall be notified of the date, time and place via U.S. Mail.

Sincerely,

Daniella Thomas
Senior Staff Assistant

cc: Dan Nelson, Community Enhancement Manager

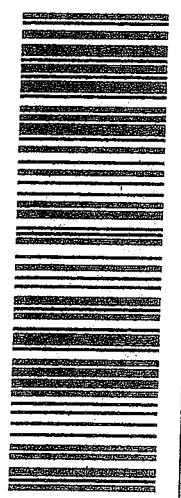


COCONUT CREEK
Economic Development Dept.
Compliance Division
Coppans Road
Creek, FL 33063



COCONUT CREEK
Economic Development Dept.
Compliance Division
Coppans Road
Creek, FL 33063

CERTIFIED MAIL



9589 0710 5270 0954 9553 09

ATTALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

ATTALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



9590 9402 4272 8121 0683 13

2. Article Number (Transfer from service label)

0999 7710 5270 0954 9553 09

Form 3811, July 2015 PSN 7590-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature: *X Marked*
- B. Received by (Printed Name): *Marked*
- C. Date of Delivery: *8/21/13*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail (over \$500)
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

02312008
02312009
Postmark Here
Massey
LMS

60 6556 4560 0225 0120 6956

Sent To
Street and A
City, State, Z

ATTALLAH, NAJI
6718 NORTH STATE RD 7
POMPANO BEACH, FL 33073



AFFIDAVIT OF COMPLIANCE

Summons/Case # C23120009

On June 26, 2024, **Coconut Creek CP LLC [Yalla Market Inc]** were issued an Order of the Special Magistrate extending the time to comply with Chapter(s) 13-38-a by August 15, 2024, for Summons to Appear #C2312-0009

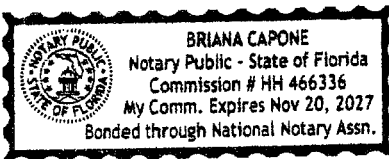
At approximately 2:15 PM, on May 5, 2026, I, Luis Montano-Garcia, observed permit #24001249 Closed with compliance date of April 14, 2026. Therefore, **Coconut Creek CP LLC [Yalla Market Inc]** have complied with the Order of the Special Magistrate. The total fine amount owed as of April 14, 2026 is **\$30,300.00**, along with an administrative fee of \$25.00 for a total amount due of **\$30,325.00**.

Signature of Code Compliance Officer

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5 day of may, 2026, by Luis Monatno-Garcia.

Signature of Notary



Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



PERMIT STATUS

Permit #: 24001249
Property ID: 484206030010
Permit Desc: OCCUPANCY/USE CHANGE
Property Address: 6710 N STATE RD 7 COCONUT CREEK, FL 33073
Amount Due: .00
Pending Payment: .00

Permit

Permit Information

Permit Number:	24001249	C.O. Number:	
Status:	Open	C.O. Operator:	
Type:	B-OCC CHG	C.O. Issued:	4/14/2026
Applied Date:	4/11/2024	C-404 Type:	437
Operator:	trobain	Usage Class:	05

Issued Date: 1/29/2025

Applied Value: 700

Operator: trobain

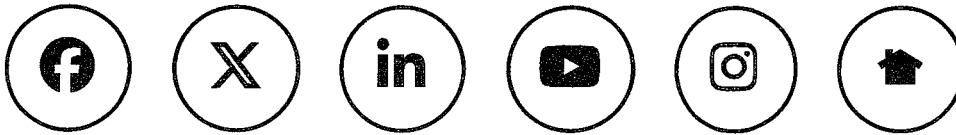
Units: 0

Master Number:

Calc Value: 0

Project Number:

Contractor: 67790



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**CITY OF COCONUT CREEK
CODE ENFORCEMENT FINE REDUCTION
RECOMMENDATION COMMITTEE HEARING MINUTES**

**Government Center
4800 W. Copans Road
Coconut Creek, Florida**

**Date: May 5, 2026
Time: 11:30 a.m.
Hearing No. 2026-0505**

1. The meeting was called to order by Resilient Design and Development Assistant Director Lizet Aguiar 11:37 a.m.

2. Present upon roll call:

Deputy City Manager Scott Stoudenmire
Finance and Administrative Services Director Peta-Gay Lake
Resilient Design and Development Assistant Director Lizet Aguiar
Deputy City Attorney Kathryn Mehaffey

Also present: Code Compliance Supervisor Briana Capone, Code Compliance Officer Anthony Bell and Senior Staff Assistant Reshma Heraman.

Resilient Design and Development Assistant Director Lizet Aguiar explained that the meeting was being conducted live with a quorum physically present and explained the procedures for public participation and comment for the meeting.

3. Approval of Minutes: Hearing No. 2026-0303 March 3, 2026.

Motion: Deputy City Manager Scott Stoudenmire made a motion to approve the Minutes from Hearing No. 2026-0303. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake. Upon unanimous voice vote, the Minutes were approved without corrections.

4. Swear In:
Senior Staff Assistant (Florida Notary Public) Reshma Heraman swore-in persons intending to provide testimony.

5. Explanation of Proceedings:
Code Compliance Supervisor Briana Capone explained the proceedings.

6. Cases

Citation No.	Property Owner/Violator (New Owner) Address Violation	Violation Date
C25050050	Allen, Nicholas D 4340 NW 3 Street Coconut Creek FL 33066-1714 Violation Address: 4340 NW 3 Street Chapter 6, Section 36-b-9 Lawn and or landscaping: Non-Maintenance	05/14/25

FINE \$2,800

ADMIN. FEE \$25

Minutes No. 2026-0505
Code Enforcement Fine Reduction Meeting
May 5, 2026
Page 2

Code Compliance Officer Anthony Bell presented a brief timeline for case number C25050050. There was a total of 17 staff hours spent on this case. Code Compliance Officer Anthony Bell stated the fine for case number C25050050 accrued for 56 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$2,825.

Nicholas D. Allen, owner of the property, was present on behalf of case number C25050050. Mr. Allen stated he renovated a neglected property with permits and delayed landscaping due to the construction. Mr. Allen was unaware of the daily fines that were accruing but soon resolved the issue within 72 hours of becoming aware.

Motion: After hearing testimony regarding the subject property in case number C25050050 Deputy City Manager Scott Stoudenmire made a motion to reduce the fine amount of \$2,825 to the total amount of \$225, inclusive of the one-time administrative fee of \$25.00. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake.

C25070022	Wong, Simon Chi-Hin	06/02/25
	3801 NW 11 Street #1-2 Coconut Creek FL 33066	
	Violation Address: 3801 NW 11 Street #1-2	
	Chapter 13, Section 38-a	
	Failure to obtain permit / complete permit process: Fence Installed on West Side	

FINE \$2,650

ADMIN. FEE \$25

Code Compliance Officer Anthony Bell presented a brief timeline for case number C25070022. There was a total of 15 staff hours spent on this case. Code Compliance Officer Anthony Bell stated the fine for case number C25070022 accrued for 53 days at \$50.00 per day with a one-time administrative fee of \$25.00 for a total fine amount of \$2,675.

Hayden Tse, nephew of the property owner, spoke on behalf of case number C25070022. Hayden Tse stated the fence was installed for their grandparents safety but language barriers within the household caused issues with understanding city notices and mail. They hired a contractor who promised but failed to obtain the required permits, resulting in the city violation. Hayden Tse attended hearings, managed multiple permit revisions and failed inspections and ultimately paid additional out-of-pocket costs to correct the fence.

Motion: After hearing testimony regarding the subject property in case number C25070022 Deputy City Manager Scott Stoudenmire made a motion to reduce the fine amount of \$2,675 to the total amount of \$50, inclusive of the one-time administrative fee of \$50.00. The motion was seconded by Finance and Administrative Services Director Peta-Gay Lake.

Upon roll call, the motion passed by a 3-0 vote.

6. ADJOURNMENT

The meeting was adjourned by unanimous consent at: 12:05 p.m.

Reshma Heraman, Senior Staff Assistant

Date